

**Town of Eldorado  
Plan Commission  
Public Hearing Minutes**

**Tracking # ZON-2023-04-18-Kemnitz**

**Date:** May 9, 2023

Plan Commission Member Attendees (5):

x	Jeremy Brenner, Chairperson	x	Jenna Borski, Secretary		Aaron Rickert, Town Board Liaison
x	Jeff White, Vice Chairperson	x	Dennis Yoder, Member		

**Public Hearing – Application for Rezone A-1 to A-2 – Applicant:** Wayne & Shannon Kemnitz

**Location/Description of Property:** Vacant Land East of N7678 County Rd I / T07-16-16-35-01-007-00

**Parent parcel acres:** 7.678 +/-

**Current zoning:** A-1

**Proposed parcel acres:** 7.678 +/-

**Area of dedication acres:** none – dedicated with Certified Survey Map (CSM) created in 2019

**Proposal:** Rezone from A-1 to A-2 for the future

**Base Farm Tract (BFT) Acres:** 33.9 +/- (Wayne Kemnitz BFT)

**Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05):** 32.29 +/-

**Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05):** 1.61 +/-

*Note: conversion of land from A-1 to another district and/or dedication of land to the public for a road does not affect the maximum nonfarm residential acre calculation that is based on the Town’s Base Farm Tract map with parcel data as of 12/31/2013.*

**Attendance for the application:** Wayne Kemnitz

Meeting called to order by Brenner at 7:00 p.m.

Brenner read the legal notice published April 23 and April 30, 2023.

Presentation of application:

Kemnitz stated the intent of the application is to prepare the property for future building because A-2 allows a residence with more flexibility than a non-farm residence under conditional use permit in A-1 district. The EPC previously reviewed conditions to rezone the property out of A-1 with Kemnitz at the concept plan meeting in March. This parcel contains wooded, non-tillable land with a very small strip in the Conservation Reserve Program (CRP).

Questions of applicant from members of the public: None

Questions of applicant from Eldorado Plan Commission (EPC) members: None

Testimony in support of application (offered three times):

Roger Stahmann spoke in favor of the application.

Testimony in opposition of application (offered three times): None

Rebuttal testimony by applicant: None

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Discussion by EPC:

The minimum lot size for A-2 is 3.0 acres and minimum road frontage is 200 feet. This parcel meets these minimum lot dimensions and also meets the criteria for zoning out of A-1. Rezoning from A-1 to A-2 would allow for a future land division to create two buildable lots. This option to rezone wooded, vacant land from A-1 to A-2 was not understood by EPC in 2019 when the CSM was created by Kemnitz but has since been established working with the Town Attorney on other applications for rezone in the Town.

Motion:

Motion made by Yoder/White to recommend approval of the application to rezone 7.678 +/- acres for parcel # T07-16-16-35-01-008-00, from A-1 (Farmland Preservation) to A-2 (General Agricultural).

Borski, Brenner, White & Yoder voted in favor of the motion. Motion carried 4-0.

Future actions:

The Town Board will consider the application at the next scheduled Town Board meeting on May 22, 2023.

Brenner adjourned the hearing at 7:15 p.m.

Respectfully submitted,  
Jenna Borski  
Secretary  
Town of Eldorado Plan Commission